
**APPENDIX W: PERMITTED USES AND RESTRICTION OF GEORGIA POWER
EASEMENTS**

The following information is adapted from a Georgia Power Company internal Bulletin, board the information is generally the same for all ITS (integrated transmission system) owners.

I. PERMISSIBLE USES:

Nothing in this document or any subsequent agreement relieves the person(s) doing any work from the state Law requiring notification to the Utilities Protection Center (1-800-282-7411). Certain uses of Utility easements or property by non-utility parties will not, either by their nature or exercise, interfere with Utility rights so long as certain standards of use are observed. Agricultural, horticultural or grazing activities, as well as uses expressly reserved to a land-owner, will be monitored by Utility personnel; however, such uses do not require a written agreement.

If an encroachment is allowed by the Utility that requires the adjustment or relocation of Utility facilities, all expenses involved in such adjustment or relocation shall be borne by the applicant. If necessary, the applicant shall furnish the Utility with a comparable and suitable replacement right of way area.

So long as it is covered by written agreement and within the standards outlined below, the following uses and /or encroachments are permitted on Utility easements and property:

- A. Grading: Grading so long as it does not prevent ingress and egress for operating and maintenance purposes or undermine any structures, is permitted as follows:

If the maximum depth of cut is 3 feet or less:

- Minimum 25 feet from structure or attachments, including but limited to any anchor, at ground line.
- Maximum slope 1:1.

If the maximum depth of cut is greater than 3 feet:

- Minimum 25 feet from structure.
- Maximum slope 3:1.

Generally, an undisturbed area must be left within a 25' radius of the structure and/or attachment locations. Additional space may be required if circumstances warrant. Any consideration should always include:

- 1) Prevent undermining of structures or anchors.
- 2) Provide access to the right of way.
- 3) Protect guy wires and anchors.
- 4) Each pole or tower has a ground system which may extend hundreds of feet from the base of the structure. If you suspect that it is damaged, notify the Utility immediately.

- B. Fills:

Earth fills within the right of way are permitted if they do not reduce the following vertical clearance of conductors to ground (based on 212 degrees F final sag):

Request for Proposals

Solicitation Number F09650-98-R-0207
West Robins Housing Privatization Project, UHHZ 974012

500KV	33 feet
230KV	27 feet
46KV, 69KV, 115	25 feet
Telephone Lines	20 feet

Where fill is to be placed near structures or attachments, maintain a distance of 25 feet from the toe of the fill to the structure or attachments, with a maximum slope of 3:1, and the fill shall not create a pooling area at or near the structures or attachments. See the considerations in "A" above.

- C. Drainage Ditches: Drainage and irrigation ditches are permitted within rights of way so long as they do not prevent ingress and egress for operation and maintenance purposes. Any channeling of water that will potentially cause erosion or water pooling around a structure is not allowed. See the considerations in "A" above.
- D. Sewer, Water, and Gas Lines and Underground Cables: Buried encroachments may be permitted within rights of way provided operations and maintenance of lines are not adversely affected and provided the following standards are observed:
- 1) All buried encroachments cross the right of way perpendicularly, if at all possible, at least 25 feet at ground line from any structure or attachment.
 - 2) Underground construction parallel to the centerline of any easement is limited to the outside 5 feet of the right of way. Locate manholes off the right of way, if at all possible. If it is necessary for manholes to be on the right of way, place them flush with the ground and use DOT strength specifications. Bolted covers may be required on gravity sewer systems.
 - 3) Locate septic drain fields off the right of way except where terrain dictates it must be on right of way. Drain field should be limited to the outer 5 feet of the right of way if at all possible.
 - 4) The Utility will not be responsible for any damage to any facilities placed on its right of way.
- E. Subdivision and Development Layouts: These plans must include a method to provide for the Utility's equipment and material to access the right of way and specifically to each structure. This may require access ways or larger than normal side yards. A minimum of 20 feet of width and a 50-foot turning radius will meet this requirement.
- Residential subdivisions should have the following incorporated into the covenants: The Electrical Transmission Line Easement may not be used for buildings including residences, decks, porches, outbuildings, swimming pools, sanitary facilities, paved parking or storage of trailers, camper, or boats. Yard fences may be erected, provided they do not interfere with travel along the right of way and are a minimum of ten feet from any pole or attachment. A request for a variance to this requirement may be made through Georgia Power company.
- F. Streets, Roads, and Driveways: The right of way limit for streets, roads, and driveways crossing the right of way shall not be closer than 25 feet from any structure or attachments.

Request for Proposals

Solicitation Number F09650-98-R-0207
West Robins Housing Privatization Project, UHHZ 974012

This will permit any additions to the street such as curbs, gutters sidewalks, etc. to be constructed a safe distance from structures and attachments. When construction is within the 25 foot limit, a suitable barrier or curb must be installed by the applicant to protect Utility facilities. Parallel construction of streets, roads, or driveways requires special consideration. In general, parallel encroachment cannot be of a length or position to prevent the construction of additional transmission circuits on the right of way. In most cases, this will restrict the parallel construction to 200 to 300 feet. See the consideration in "A" above.

- G. Railroad Spur Tracks: Tracks must be placed not closer than twenty-five (25) feet to any structure or structure attachment. A 33 foot minimum vertical clearance (based on maximum sag at 212 degrees F) shall be maintained, except the minimum clearance may increase in loading areas to clearances outlined in the nation Electric Safety Code.
- H. Recreational Uses: Recreational use of Utility easements is permitted for such things as tennis courts, golf courses, and parks so long as the Utility has adequate ingress and egress to its transmission facilities and equipment, and the integrity of the transmission facilities is not endangered. All lighting associated with recreational facilities shall be located outside the right of way limits.
- I. Parking: Temporary parking of vehicles for sale in commercial, residential and industrial areas may be allowed on easements if such parking will not impair or interfere with the Utility's access to or use of said easements nor endanger the safety of persons or property.

Temporary Parking Standards:

- 1) The party desiring temporary parking facilities shall, at its expense, erect and install barriers approved by the Utility to ensure that no vehicles park within ten (10) feet of any structure or attachment.
- 2) Regardless of any agreement allowing temporary parking, parked vehicles must be moved immediately at the request of the Utility if necessary to accommodate the operation, maintenance construction or reconstruction of Utility facilities. The Utility reserves the right to use any portion of an easement being used for temporary parking.
- 3) Temporary parking of house trailer not connected to a tractor is not allowed.
- 4) Commercial loading or unloading of vehicles is not allowed on right of way.
- 5) Washing or other activities requiring persons to be on top of vehicles is not allowed.
- J. Lakes and Ponds: All lake and pond encroachments require special consideration. Lakes or ponds that prevent reasonable ingress and egress for operating and maintenance purposes are not allowed. If dams are allowed on the right of way, they should be constructed parallel to the line and be able to support and allow the passage from any structure or attachments. If the Utility agrees to lake or pond construction, the following vertical clearances, based on 212 degrees F at final sag to full pond elevation, are required:

500KV	35 feet
230KV	35 feet
115KV	35 feet (Oxidation Ponds 30 feet)
69KV	30 feet

Request for Proposals

Solicitation Number F09650-98-R-0207
West Robins Housing Privatization Project, UHHZ 974012

46KV	30 feet
Telephone Lines	20 feet

- K. Fences: Fences are permitted so long as the Utility has adequate ingress and egress to its transmission facilities and equipment. The maximum fence height is 10 feet. The minimum distance from a structure is 10 feet. Metal fences installed within the limits of a 500KV right of way must be grounded. Fences that prevent ingress and egress under the conductors from the right of way must have a sixteen-foot drive through gate installed with appropriate ITS lock.

II. NON-PERMISSIBLE USES:

The Utility will accommodate the reasonable uses of easements. Uses that interfere with obstruct, restrict, or endanger the Utility's right of way or transmission facilities will not be permitted in order to preserve the Utility's rights to construct, replace, operate, maintain, reconstruct, and access power and communication lines in safe and timely manner.

The following uses of rights of way are not permitted:

- A. Swimming Pools.
- B. Permanent structures of any kind. (Permanent includes buildings too large to move on trailers, structures with poured foundation, structures with permanent piers, and structures larger than 12'x12'x12' from ground level. If temporary structures are allowed under this exception, proper clearances must be maintained.)
- C. Signboards or lighting standards exceeding 15' in height.
- D. Septic tanks.
- E. Planting of trees, which at maturity exceed 15' in height. Some approved varieties are:

Flowering Peach	Buford Holly
Flowering Crabapple	Fosters Holly
Pink Dogwood	Purple Leaf Plumb
White Dogwood	Red Bud
Red Tip Photinia	

Request for Proposals

Solicitation Number F09650-98-R-0207
West Robins Housing Privatization Project, UHHZ 974012

F. Dumps, junkyards, garbage receptacles, recycling center, or solid waste burial. The State of Georgia “Solid Waste Management Act” (OCGA 12-8-20 to –44) prohibits the disposal or burial of any solid waste including “garbage, rubbish (paper, cartons boxes, wood, tree branches yard trimmings, furniture, and appliances, metal, tin cans, glass, crockery, or dunnage), abandoned automobile,and construction wastes,...” in any location other than a state approved Disposal Facility.

The Utilities do not condone any activity, which conflicts with the laws of the State and therefore insists that no solid waste be disposed within the right of way. If any burial p8ts are discovered, the property owner or developer will be required to remove the material, fill the site to 95% compaction, and reseed the site. If any exposed solid wastes are discovered within the right of way, the property owner or developer will be required to remove the same.

G. Wells

H. Satellite receiving antennas/dishes.

I. CATV facilities.